046.0	0003	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	989,900 / 989,900
					USE VALUE:	989,900 / 989,900
					ASSESSED:	989,900 / 989,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91	-93	MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIPTON JUNE S/ TRUSTEE
Owner 2:	JUNE S LIPTON LIVING TRUST
Owner 3:	
Street 1:	93 MEDFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LIPTON JUNE S -
Owner 2:	-
Street 1:	93 MEDFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Vinyl Exterior and 3278 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5966.000	558,000	600	431,300	989,900
Total Card	0.137	558,000	600	431,300	989,900
Total Parcel	0.137	558,000	600	431,300	989,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 302.03 | /Parcel: 302.03

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	32636
GIS Ref	
GIS Ref	
Insp Date	04/01/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 046.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	558,000	600	5,966.	431,300	989,900		Year end	12/23/2021
2021	104	FV	531,500	600	5,966.	431,300	963,400		Year End Roll	12/10/2020
2020	104	FV	531,400	600	5,966.	431,300	963,300	963,300	Year End Roll	12/18/2019
2019	104	FV	405,800	600	5,966.	458,200	864,600	864,600	Year End Roll	1/3/2019
2018	104	FV	405,800	600	5,966.	334,200	740,600	740,600	Year End Roll	12/20/2017
2017	104	FV	379,500	600	5,966.	291,100	671,200	671,200	Year End Roll	1/3/2017
2016	104	FV	379,500	600	5,966.	248,000	628,100	628,100	Year End	1/4/2016
2015	104	FV	336,200	600	5,966.	242,600	579,400	579,400	Year End Roll	12/11/2014

!3901!

PRINT

Date	Time
12/29/21	23:46:00

LAST REV

Date	Time
05/06/21	14:59:35
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3901

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIPTON JUNE S,	77569-414	1	4/21/2021	Convenience	99	No	No		
	15416-564		1/1/1984		153,500	No	No		Y

USER DEFINED

Prior Id # 1:	32636
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2018	524	Re-Roof	10,000	C				
11/29/2012	1453	Manual	4,850	C				
3/15/2006	173	Re-Roof	11,385			G9	GR FY09	
4/17/1996	121	Manual	3,200					REPAIR FRONT PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
4/30/2013	Info Fm Prmt	EMK	Ellen K
4/1/2009	Meas/Inspect	189	PATRIOT
4/10/2000	Inspected	276	PATRIOT
3/8/2000	Measured	263	PATRIOT
8/18/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5966		Sq. Ft.	Site		0	80.	0.90	1			Med. Tr	-10					431,266						431,300	

Total AC/HA:	0.13696	Total SF/SM:	5966	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	431,266	Spl Credit		Total:	431,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.97036612
Const Adj.:	1.01989794
Adj $ / SQ:	178.141
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	758110
Depreciation:	200141
Depreciated Total:	557969

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

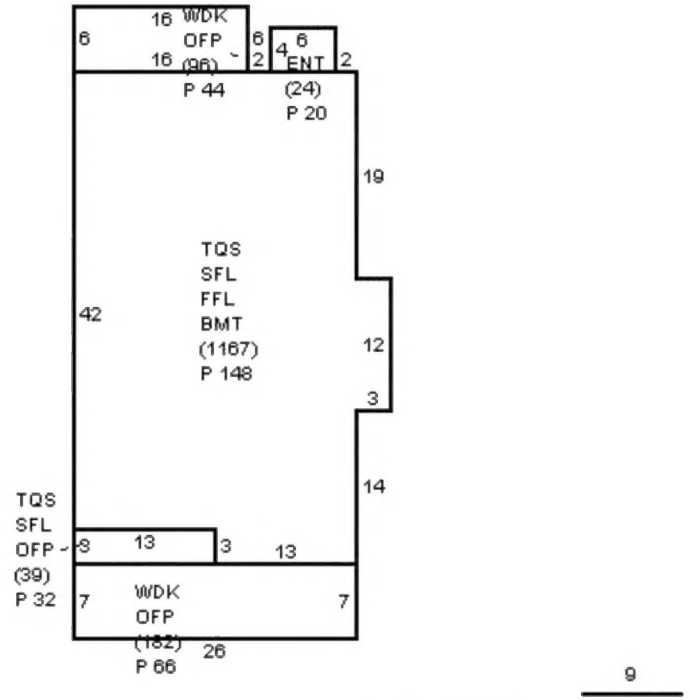
No Unit	RMS	BRS	FL
1	6	2	
1	8	3	
Totals			
2	14	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	178.14
Special Features:	0	Val/Su Net:	110.19
Final Total:	558000	Val/Su SzAd	170.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,206	178.140	214,839
BMT	Basement	1,167	53.440	62,367
FFL	First Floor	1,167	178.140	207,891
TQS	3/4 Story	905	178.140	161,129
OFP	Open Porch	317	22.140	7,017
WDK	Deck	278	9.790	2,721
ENT	ENTRY	24	26.930	646
	Net Sketched Area:	5,064	Total:	656,610
Size Ad	3277.5	Gross Area	5365	FinArea 3278

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X25	A	AV	1950	3.50	T	40.8	104			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

PARCEL ID

046.0-0003-0013.0

IMAGE

AssessPro Patriot Properties, Inc